

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
Major subdivision action			Annexation
Minor subdivision action			
Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P		
for Subdivision			
for Building Permit			
Administrative Amendment/Approval (AA)			
IP Master Development Plan	D		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
Storm Drainage Cost Allocation Plan			Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any) David Aube / The Hartman + Majors Design Group PHONE 505-296-6430
 ADDRESS 170 Vancouver Street NE, Suite 100 FAX 505-242-6881
 CITY Albuquerque STATE NM ZIP 87106 E-MAIL daube@designgroupnm.com

APPLICANT Lovelace Medical Center PHONE 505-727-2810
 ADDRESS 601 Dr Martin Luther King Jr. Ave NE FAX 505-727-2162
 CITY Albuquerque STATE NM ZIP 87102 E-MAIL lms@lovelace.com
 Proprietary interest in site: owner List all owners: Lovelace Medical Center

DESCRIPTION OF REQUEST: Remove Parking Structure and Relocate Oxygen Bulk Storage Tank

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes ☐ No ☒

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No Lots 1A & 2A Block 0000 Unit N/A
 Subdiv/Addn/TBKA St Joseph Hospital Complex
 Existing Zoning SU1 for Hospital and Related Uses & H-Fet Proposed zoning SU1 for Hospital and Related Uses & H-Fet MRGCD Map No N/A
 Zone Atlas page(s) K-14, K-15 UPC Code 101 505 704 647 123 9120

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj. App. DRB- AX, Z, V, S, etc.)
2-98-2, 1000596, 1009115

CASE INFORMATION:

Within city limits? Yes ☒ No ☐ Within 1000FT of a landfill? No
 No of existing lots 2 No of proposed lots 2 Total site area (acres)
 LOCATION OF PROPERTY BY STREETS: On or Near Elm Street NE
 Between Dr MLK Jr NE and Lomas Boulevard NE

Check if project was previously reviewed by Sketch Plat Plan ☐ or Pre-application Review Team (PRT) ☐ Review Date

SIGNATURE

DATE 2-22-15

(Print Name)

DAVID AUBE

Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15176, 1000596</u>	<u>ADP</u>		\$ <u>25.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADP</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F H D P density bonus				Total
<input type="checkbox"/> F H D P fee rebate				\$ <u>370.00</u>

Hearing date April 9, 2015

Project # 1000596

Staff signature & Date
12-24-15

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8 5" by 14" pocket) **20 copies**.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8 5" x 11" format **(1 copy)**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8 5" by 14" pocket) **20 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8 5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ✓ Proposed amended Site Plan (folded to fit into an 8 5" by 14" pocket) **20 copies**
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8 5" by 14" pocket) **20 copies**
 - ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ✓ Site plans and related drawings reduced to 8 5" x 11" format **(1 copy)**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ Traffic Impact Study (TIS) form with required signature
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application (in description letter)
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DAVID AURE
Applicant name (print)
2-22-15
Applicant signature / date



Form revised November 2010

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers
15FPC-152013

Ym
Planner signature / date
Project #: 1000596

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: LOVELACE MEDICAL CENTER DATE OF REQUEST: 2/24/15 ZONE ATLAS PAGE(S): J-14, J-15
K-14, K-15

CURRENT:

ZONING SU1 for Hospital & Related Uses + Hotel
PARCEL SIZE (AC/SQ. FT.) 14 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1A / 2A BLOCK # 0000
SUBDIVISION NAME St Joseph Hospital

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☒

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

DEMOLISH PARKING STRUCTURE ☒

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

Demolish Parking Structure ☒

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 2-22-15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

Demolition only

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

02-24-15
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

January 16, 2015

CITY OF ALBUQUERQUE

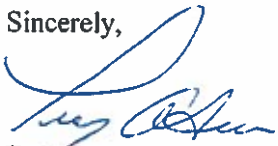
RE: LETTER OF AUTHORIZATION

Dear Sir or Madam:

The Hartman + Majewski Design Group is designated as the agent with authority to act on behalf of Lovelace Health System, Inc. d/b/a Lovelace Medical Center ("LMC") in the application for an Amendment to the current Site Development Plan for Lot 1A, block 0000, St Joseph Hospital Complex located north of Dr. Martin Luther King between Walter Street and Elm Street, for all actions required by the City of Albuquerque Planning Process. The Site Development Plan address is 505 Elm Street NE, Albuquerque, NM 87102.

Thank you.

Sincerely,



Troy Greer
Chief Executive Officer





February 26, 2015

Peter Nicholls
Chair
Environmental Planning Commission
600 Second Street, N.E.
Albuquerque NM 87102

RE: Request for Amendment to Site Development Plan for Subdivision
Lovelace Healthcare Systems on the St Joseph Medical Center
Zone Atlas Pages J-14-Z, J-15-Z, K-14-Z and K-15-Z
Case Tracking Number 1000596.

Dear Mr. Nicholls:

Lovelace Medical Center (LMC a/k/a Albuquerque Regional Medical Center, ARMC) is seeking approval of an Amendment to the current Site Development Plan for Subdivision. The legal description of the property is Lot 1A, Block 0000, St. Joseph Hospital Complex and is located North of Dr. Martin Luther King Jr. Boulevard between Walter Street NE and the I25 Frontage Road. The physical address of LMC is 601 Dr. Martin Luther King Jr. Avenue NE, and the campus address used by the planning department is 505 Elm Street NE. The site is located on Zone Atlas Pages J-14-Z, J-15-Z, K-14-Z and K-15-Z. The current zoning of the property is SU-1 for Hospital and Related Uses and Hotel.

The controlling Site Development Plan for Subdivision (SDP for SUB) was submitted and approved in 1997. There was also a Campus Masterplan submitted and approved (Z-98-8) by the EPC completed at that time. The main focus of the 1997 SDP for SUB was the construction of the Rehab Parking Structure and creating a separate tract for the Heart Hospital of New Mexico.

The purpose of this request for an Amendment to the SDP for SUB is to;

- Allow for the removal of the three level parking structure located on the northern side of the site, to the east of the Medical Towers Building, and
- To relocate the Bulk Oxygen Storage area approximately 50' from its current location.

The parking structure was constructed in the late 1960's and has reached the end of the anticipated service life. Annual repair costs have been increasing for some time, and Lovelace would prefer to remove the structure. The plan is to remove the upper parking decks and retain the concrete slab on grade for a surface parking lot. Once the upper levels are removed the parking lot will accommodate 75 parking spaces. Retaining a parking lot adjacent to the Medical Towers Building is critical for the patients visiting their physicians. Many of the service provided within the Medical Towers Building are for patients with limited mobility or that become fatigued quickly due to heart problems.

A majority of the parking structure is cantilevered from the support columns. The north wall, however, is a bearing wall. Once the upper levels are removed, the north wall will be saw-cut down to between 6' and 10' tall above the adjacent grade of the Martineztown Park. This will maintain the secure edge of the park (the neighborhood, a few years ago, completed a project to construct perimeter block walls and wrought iron fences to limit access to the park).

Once the demolition is complete, the total number of parking spaces provided on the campus will be 1677 spaces. The minimum required number of parking spaces per the Zoning Code/Original Site Development Plan for Subdivision is 939 spaces.



Lovelace Medical Center currently has their bulk oxygen tanks located on the east side of the Main Hospital Building in a congested service yard. We are including in our request the relocation of those tanks and vaporizers to a location closer to St. Joseph Square (approximately 50' from their current location).

The following is a list of Zoning changes, Vacations, EPC and DRB actions, and Administrative Amendments that are related to the site. The case tracking number is 1000596.

-SD-95-1	Sector Development Plan
-V-68-16	Vacation request Elm and High
-V-77-18	Vacation of High
-Z-73-71	Medical Tower Building
-Z-75-6	
-Z-82-25	
-Z-86-7	Site Development Plan
-DRB-86-722	Amendment for Main Entrance
-AA-97-107	
-V-98-19	
-DRB-98-97	Site Development Plan for Subdivision (Including Heart Hospital)
-V-98-65	
-V-503	
-V-525	Vacation Marquette
-Z-98-8	Parking structure and Master Plan
-AA-99-12	Administrative Amendment for Heart Hospital
-05AA-01559	Administrative Amendment for Traffic Improvements
-06AA-00132	Administrative Amendment for Temporary Signage
-06AA-01049	Administrative Amendment for Emergency Department Expansion
-06AA-01562	Administrative Amendment, Time Extension for temporary signage
-06EPC-01702	EPC ReClad and Site Modifications
-07AA-10132	Heart Hospital Expansion, North Side
-10EPC-40032	Generators
-10AA-10106	Sidewalk and Stair for Pedestrian Traffic along Marquette Ave., NE
-12EPC-40031	Signage and Entrance Enhancements (#1008915/12EPC-40031)

In summary, the proposed modifications are listed below:

- Remove the upper levels of the parking structure adjacent to the Medical Towers Building,
- Retain the concrete slab on grade under the parking decks for a surface parking lot,
- Sawcut the north wall of the parking structure to a limited height above Martineztown Park, and
- Relocate the bulk oxygen tanks.

We respectfully request that the **Environmental Planning Commission** review and approve the requested amendments. Please do not hesitate to contact me at 505-998-6430 if you have any questions or require additional information.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'David A. Aube...'. The signature is fluid and cursive.

David A. Aube, P.E.

Lehner, Catalina L.

From: Wolfenbarger, Jeanne
Sent: Wednesday, April 01, 2015 1:55 PM
To: Lehner, Catalina L.
Cc: 'daube@designgroupnm.com'
Subject: EPC 1000596
Attachments: Lovelace_comments_EPC.pdf

Catalina,

For my first comment involving the Lovelace Medical Center, I received a letter from March 31st from the Design Group (attached) regarding concerns about providing a 6-foot ADA-accessible pathway from the parking lot to the cancer center. (The concerns were specifically about being required to widen the 5-foot wide sidewalk on the south side of the parking structure since the Design Group is unable to widen it due to physical constraints.)

In order to address this comment, I am not requiring this specific sidewalk to be widened to 6 feet. At minimum, the site needs to meet ADA Requirements. The consultant also agreed to add handicapped parking spaces specifically for the cancer center in accordance with Table 1106.1 with regard to required handicapped parking spaces. A 6-foot pathway must be provided from this new surface parking lot east of the cancer building to the cancer building.

We have discussed all other comments from the Transportation Department. Since the applicant was concerned about getting the comments addressed in time, all minor comments (comments 2-9) do not have to be addressed on the site plan prior to EPC approval, but they will have to be addressed prior to DRB approval. I did explain how they could also create compact parking spaces in the areas that have light pole conflicts if desired if they wanted to retain parking spaces. Again, these comments can be addressed prior to DRB approval.

Part of Comment 1 regarding the clarification of parking spaces for the cancer center in relationship to the remainder of the facility does need to be addressed since this is a major question.

Jeanne



March 31, 2015

Transportation Department
City of Albuquerque

Re: **Project #1000596, Lovelace Medical Center**

Mr. Transportation Department:

We have received the agency comments for the Parking Structure Demolition project for Lovelace Medical Center Downtown. We would like to take this opportunity to reply to a couple of these items.

Item #1 requests that all sidewalks from parking areas to the buildings be 6' wide ADA accessible pathways.

A majority of the sidewalks are 6' wide as indicated. We would like to point out that there is one sidewalk on the south side of the parking structure that is to be removed that is only 5' wide. This sidewalk was shown on an approved Site Development Plan to be 5' wide and we request that this existing condition be permitted to remain. The reason for the reduction in width stems from the location and critical nature of a PNM primary feed to the campus. The line is located between the sidewalk and the parking structure. To accommodate the wider sidewalk a retaining wall would have been required. The digging and construction of this wall had potential to compromise the primary PNM line and therefore was deemed too risky.

Item #3. Parking Space dimensions.

The parking stalls will be designed in compliance with COA DPM.

Item #8. Parking Islands at end and middle.

The parking structure currently has a concrete parking surface. We would prefer to keep all the parking spaces that are currently available. The installation of the parking islands will reduce the available parking by 4 to 6 spaces. Can this requirement be deferred to a future project when the surface lot is redeveloped for another use?

Respectfully,

A handwritten signature in blue ink, appearing to read 'David Aube'.

David Aube, PE
Principal
The Design Group

C: File

PARKS & RECREATION DEPARTMENT

To: Catalina Lehner, Current Planning Division, Planning Department

From: Carol Dumont, Parks & Recreation Department, Planning & Design

Subject: Revised and Additional Agency Comments for 04/09/15 EPC Public Hearing

Date: April 2, 2015

Project #1000596 – all or a portion of Lots 1A & 2A, Block 0000, St. Joseph Hospital Complex
15EPC-40008 – Amendment to Sector Development Plan for Subdivision

Parks and Recreation has reviewed the request and examined the site for potential impacts to Martineztown Park which is immediately adjacent this Lovelace Medical Center (LMC) proposed project.

We have received additional comments from the Applicant and our responses are as follows:

1. Regarding the demolition being completed from the parking structure site, we maintain that we do not wish to enter into a temporary easement for the demolition. No fencing is to be placed on the park site. No construction vehicles are permitted on the Park property. The Contractor shall accept all responsibility for any damage to the Park property or to park users.
2. Any damage to trees on the Park Site will require replacements.
3. The PRD does not wish to "use" the existing wall to the west of the structure along the park boundary as "a mural canvas". The wall is on Medical Center property, not Park property and as it is a potential graffiti canvas, we may require an Agreement for maintenance of the parking structure wall by the Medical Center. PRD requests an independent Structural Engineer Evaluation (not the applicant) that confirms that the wall is stable and appropriate to leave standing given the age of the concrete and any damage it may incur during demolition.
4. The drainage of the site as proposed post-demolition shall be evaluated by the City Hydrology Engineer as the existing roof and the proposed ground level parking may have different drainage flow directions and any possible impacts from a change in the drainage runoff must be anticipated and addressed prior to approval of demolition.
5. There are two storm drain inlets on Park property handling drainage from the Medical Center. Parks requests that they be evaluated by a licensed engineer as to why they do not function adequately at this time and whether they can accommodate additional flows. Standing water, foul smells and insects are apparent to park visitors. It is understood that one of the drainage pipes is under the concrete channel on the east end of the Park and that the concrete channel is necessary to handle flood conditions. This makes the east area of the park unusable for park uses.
6. Please provide documentation regarding the existence of approved drainage easements across the Park property for these facilities.
7. Please provide Parks with a copy of the "Drainage Report for Parking Structure at St. Joseph Hospital (First Phase) dated November 13, 1998 and provide documentation showing approval by the City of Albuquerque Hydrology Department at the time of construction.
8. The existing public art piece (fountain) in the park near the north face of the parking garage shall be provided with scaffolding or some other suitable protection during demolition. The type of protection shall be agreeable to the Public Art Program representative of the City Cultural Services Department and Parks and Recreation Department managers as being appropriate. Coordination with the General Contractor is required.
9. The steep stairway down the southeast property line has significant cracks and may be a public safety hazard and a liability to the property owners. Lovelace shall have a licensed engineer evaluate the structure to determine if it is structurally sound and/or what repairs are required. A portion of the stairway appears to be on Lovelace property, a portion on City Street ROW and a portion on Park property.
10. The High Street Embankment is not City Park land but rather, City Street ROW. We have photographs documenting the required armoring of the slope at the time of the original approvals due to drainage flows from the Rehab Center Building. Again, the City wishes to coordinate with the Medical Center to remedy the slope erosion and provide visual screening of the commercial building from the residential development below. The City is willing to accept responsibility for maintenance of the slope provided that Lovelace armors the slope with 2-4" angular cobble 4-6" depth on the entire slope to reduce erosion.

March 31, 2015

Parks and Recreation Department
Carol Dumont

Re: **Project #1000596, Lovelace Medical Center**

Dear Parks and Recreation Department:

We have received the agency comments for the Parking Structure Demolition project for Lovelace Medical Center Downtown. We would like to take this opportunity to reply to the items.

Item #1 requests that all demolition be completed from parking structure side.

After meeting with the general contractor we have confirmed that the demolition sequence will begin at the south end and work north. The goal is to pull the upper sections inward into the parking area and not perform any work from the public park side. We will need to place a temporary construction fence for protection of the public during the construction efforts. We anticipate that this fence will be set about 15' to 20' away from the structure. There is a small strip of land a couple of feet wide which reduces the impact to 13' to 18' within the park area.

Item #3. New wall to match wall on the west.

This project is to remove that parking structure. This project does not generate any benefit to the hospital campus, in fact it reduces the parking and therefore is a detriment to the campus. We would prefer to keep the existing wall because there is electrical equipment mounted to the wall on the inside of the structure. Can this wall be used to as a mural canvas for the park?

Item #4. Drainage Plan.

City Hydrology was consulted prior to preparation of the EPC application. Because there is no increase in impervious surface area, a Study was not required. The drain that is located in the old high Street alignment is not affected by the proposed project. We have not found any documents that identifies the purpose of the basin and pump station. The 10" line draining into it was permitted in 1998 as part of the Rehab Parking Structure project. See Item #9 below. Can the basin be removed and the 10" storm drain line discharge above ground into the concrete rundown channel?

Item #5. Public Art Work

Lovelace Medical Center will work with the General Contractor performing the demolition to protect the Public Art Work. Protection methodology still to be determined.

Item #6. Stairwell repair.

The neighborhood has expressed a desire to install a gate on these stairs to remove the access. Is the current desire to retain the access thus requesting evaluation and repairs if needed?

Item #7. High Street Embankment.

The High Street Embankment is actually City of Albuquerque Right of Way. The hospital property begins at the top of the embankment. Per the American Land Title Association (ALTA) survey the building is set back 8.5 feet from the property line. A very small portion of the hospital property drains down this slope. We do not feel that the hospital has ever been responsible for the requested landscaping improvements on this slope within the COA ROW.

Item #8. Screening of Equipment.

The hospital is not proposal any new mechanical equipment as part of this project. We are accustomed to adding screening for equipment that is related to the project. There is a generator at the top of the embankment. This generator was constructed with the Rehab Hospital and has been in place for over 20 years. We have reviewed the 1998 SDP for Subdivision and did not find any references to screening for this existing generator.

THE HARTMAN + MARJEWski
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881



Item #9. Storm Drain piping.

The storm drain pipe that originates in the Rehab Parking structure discharges into City of Albuquerque Right of Way. In 1998 when the parking structure was completed a drainage plan was prepared by Bohannon Huston that identifies that a 10" storm drain line was to discharge through the concrete headwall into the COA ROW. Please refer to sheet C-1 within the "Drainage Report for Parking Structure at St. Joseph Hospital (First Phase)" dated November 13, 1998. This storm drain discharge line was approved by the City of Albuquerque Hydrology Department at the time of construction.

We would be happy to sit down and discuss each of the items at your earliest convenience if you think that would be helpful. Thank you for your consideration in these matters.

Respectfully,

A handwritten signature in dark ink, appearing to read 'David Aube...', written over a light blue horizontal line.

David Aube, PE
Principal
The Design Group

C: File

Lehner, Catalina L.

From: Dumont, Carol S.
Sent: Tuesday, March 31, 2015 3:30 PM
To: Fuller, Daniel
Cc: Lehner, Catalina L.
Subject: RE: "Angelitas de Caridad"

Dan, thank you for your email with guidance to how we may best handle this situation assuming it is approved by the Environmental Planning Commission. I am copying this to the EPC Case Planner, Catalina Lehner, and we would suggest that, if possible, that you attend the Hearing on April 9th if you would like to speak on this matter as well. Please do not hesitate to call Catalina or myself if you have any questions.

Best regards,

Carol S. Dumont
Senior Planner
768-5387

From: Fuller, Daniel
Sent: Tuesday, March 24, 2015 2:48 PM
To: Dumont, Carol S.
Subject: "Angelitas de Caridad"

Ms. Dumont,

I am the Collections Manager for the Albuquerque Public Art Program. I am writing to you in regard to the upcoming renovations in the parking structure of the St Joseph Medical Complex (Lot 1A, Block 0000, St. Joseph Hospital Complex) which is adjacent to the eastern portion of Martineztown Park where an Albuquerque Public Art piece is located. "Angelitas de Caridad" was gifted to the Albuquerque Public Art Program in 2010. The work itself and the enormous effort involved in its creation and installation motivate me to write out of concern for the safety of the work, which is original and cannot be duplicated.

I understand that extensive demolition and debris removal will take place at the site listed above. I strongly advise that all caution be exercised to protect the marble and bronze surfaces of the artwork while demolition and subsequent construction on the parking structure is in effect. Shards and flying debris could damage the surfaces of the work irrevocably.

I recommend the entire work be draped with a heavy duty canvas shroud and secured. I further recommend that the immediate area around the artwork (which is also a working water feature) be fenced and machinery traffic and pedestrian traffic be prohibited during the entire course of demolition and reconstruction.

A heavy gauge canvas covering, secured with appropriate tie-downs and cables will guard against abrasions and loss of the upper marble portion and dents and abrasions to the cast bronze relief below.

Valuable artworks can be conserved and repaired, but this is NEVER preferable to maintaining the original surfaces and finishes of any work of art. It is always worth providing adequate protection for an artwork rather than trying to repair it. Fine art conservation is a costly and time consuming process that we should take pains to avoid in this particular situation.

The people of the Martineztown Community spent countless hours and large amounts of money to create this tribute to the Sisters of Charity. Their wish to memorialize the religious order transcends convenience and expediency. We should honor the artwork and the people who created it. When it was gifted to the Albuquerque Public Art Program, the agreement was to care for and maintain the work in the same spirit it was created and given to the people of Albuquerque.

I am charged with the care and upkeep of many hundreds of artworks throughout Albuquerque. I feel it is my responsibility to raise the cautionary flag here, before the project is undertaken.

Dan Fuller

Collections Manager

Albuquerque Public Art Urban Enhancement Program

(505)768-3837

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

February 3, 2015

David Aube
The Design Group
120 Vassar St. SE, Ste. 100/87106
Phone: 505-998-6430 Fax: 505-242-6881
E-mail: daube@designgroupnm.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear David:

Thank you for your inquiry of February 3, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (EPC/AA SUBMITTAL) TRACTS 1A, 2A, 2C, 2B, ST. JOSEPH HOSPITAL COMPLEX LOCATED ON 501 ELM STREET NE BETWEEN MLK NE AND LOMAS BLVD. NE zone map J14-K15.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

ATTACHMENT "A"

February 3, 2015

David Aube
The Design Group
120 Vassar St. SE, Ste. 100/87106
Phone: 505-998-6430 Fax: 505-242-6881
E-mail: daube@designgrouponm.com

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (BCC) "R"

***Doug Majewski**

120 Vassar SE/87106
Rob Dickson
P.O. Box 302/87103 515-5066 (c)

CITIZEN'S INFORMATION COMMITTEE OF MARTINEZTOWN (COM) "R"

***Frank H. Martinez**

501 Edith NE/87102 243-5267 (w)
Sergio Viscoli
700 Don Cipriano Ct. NE/87102

HUNING HIGHLAND HISTORIC DISTRICT ASSOC. (HHH) "R"

***Bonnie Anderson**

522 Edith SE/87102 242-8848 (h)
Ann L. Carson
416 Walter SE/87102 242-1143 (h)

MARTINEZTOWN WORK GROUP (MWG)

***Loretta Naranjo Lopez**

1127 Walter NE/87102 246-9601 (h) 270-7716 (c)
Christina Dauber
708 Don Tranquilino NE/87102 243-1718 (h)

SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"

***Vickie R. Early**

212 Arvada Ave. NE/87102 505-306-0655 (h)
Christina Chavez
517 Marble NE/87102 459-4521 (c)

SILVER HILL N.A. (SHL) "R"

***James Montalbano**

1409 Silver Ave. SE/87106 243-0827 (h)
Elizabeth Doak
1606 Silver SE/87106 242-8192 (h)

SPRUCE PARK N.A. INC. (SPK) "R"

***Valerie J. St. John**

P.O. Box 14203/87191 275-3931 (c)
Ann Cloud
431 Sycamore NE/87106 507-4924 (h)

SYCAMORE N.A. (SYM) "R"

Peter Schillke
1217 Coal Ave. SE/87106 243-8368 (h)

Mardon Gardella
411 Maple St. NE/87106 843-6154 (h)

UNIVERSITY HEIGHTS N.A. (UHT) "R"

Julie Kidder
120 Vassar SE/87106 269-3967 (c)
Don Hancock
105 Stanford SE/87106 262-1862 (w)

VICTORY HILLS N.A. (VHL) "R"

***Robert Stembridge**
P.O. Box 40298/87196 459-6893 (c)
Patty Willson
505 Dartmouth SE/87106 266-8944 (h & w)



February 23, 2015

Attention: Affected Neighborhood and/or Homeowners Association, Neighborhood Coalition and Neighborhood Information Committee

**RE: Lovelace Medical Center (Downtown), Parking Structure Removal
Zone Atlas Pages K-14-Z and K-15-Z**

To whom it may concern:

Lovelace Medical Center (LMC a/k/a Albuquerque Regional Medical Center, ARMC) is seeking approval of an Amendment to the current Site Development Plan for Subdivision (SDP for SUB). The legal description of the property is Lot 1A, Block 0000, St. Joseph Hospital Complex and is located North of Dr. Martin Luther King Jr. Boulevard between Walter Street NE and the I25 Frontage Road. The physical address of LMC is 601 Dr. Martin Luther King Jr. Avenue NE and the campus address used by the planning department is 505 Elm Street NE. The site is located on Zone Atlas Pages J-14-Z, J-15-Z, K-14-Z and K-15-Z. The current zoning of the property is SU-1 for Hospital and Related Uses and Hotel.

The purpose of this Amendment to the SDP for SUB is to allow for the removal of the parking structure located on the north side of Marquette Avenue adjacent to the Medical Towers Buildings. This parking structure was constructed in the late 1960's and is reaching the end of its service life. There is a small connection bridge between the parking structure and the Medical Towers Building that will also be removed as part of this project.

The upper two levels of the parking structure will be removed. Surface parking will remain after the demolition to provide 75 spaces for patients of the Medical Towers Building. New Parking Lot lights will be installed at the surface level for security.

Lovelace Medical Center currently has their bulk oxygen tanks located on the east side of the Main Hospital Building in a congested service yard. We are including in our request the relocation of those tanks and vaporizers to a location closer to St. Joseph Square (approximately 50' from their current location).

Once the demolition is complete the total number of parking spaces provided on the campus will be 1677 spaces. The minimum required number of parking spaces per the Zoning Code is 939 spaces.

We are respectfully requesting that the Environmental Planning Commission (EPC) review and approve the requested Amendment to the Site Development Plan for Subdivision. Current estimated hearing date for the EPC is April 9, 2015.

We would be happy to discuss the proposed modification to the Site Development Plan with you. If you have any questions or comments please contact me at 505-998-6430. We hope we can count on your support for the project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'David A. Aube...'. The signature is fluid and cursive.

David A. Aube, P.E.
Principal

The Hartman + Majewski Design Group

7004 1350 0000 0748 3305

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OF MARTINEZTOWN (COM) "R"
Sergio Viscoli
700 Don Cipriano Ct. NE
Albuquerque, NM 87102

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P.O. Box 14203
Albuquerque, NM 87191

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Mardon Gardella
411 Maple St. NE
Albuquerque, NM 87106

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Ann L. Carson

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416 Walter SE

Albuquerque, NM 87102

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OF MARTINEZTOWN (COM) "R"

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or PO Box No.
City, State, Zip+4

Frank H. Martinez

301 Edith NE

Albuquerque, NM 87102

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SILVER HILL N.A. (SHL) "R"

Elizabeth Doak

Street, Apt. No.
or PO Box No.
City, State, Zip+4

1606 Silver SE

Albuquerque, NM 87106

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ASSOC. (SBM) "R"

Street, Apt. No.
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City, State, Zip+4

Vickie R. Early

212 Arvada Ave. NE

Albuquerque, NM 87102

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March 30, 2015

Environmental Planning Commission
City of Albuquerque

Re Project # 1000596
15EPC-40008 Amendment for Site Development Plan for Subdivision

The Citizen's Information Committee of Martineztown respectfully requests that you consider its strong opposition to Project #1000596, 15EPC-40008 Amendment for Site Development Plan for Subdivision, Lovelace Health System's ("Lovelace") most recent attempt to renege on its previous legal agreements and obligations. As submitted, Lovelace's plans put our community's health, safety and welfare further at risk while allowing Lovelace to continue to ignore the terms of its previous agreements. As a result, we are left with our public, health, welfare and safety at risk. A visual nuisance (valet parking lot, physical plant and mechanical equipment) increased illumination, continued noise, storm drain problems, increased use of Walter St. as a main hospital entrance further compound the difficulties our community and elementary school is experiencing.

As part of the 1998 Master Development Plan adoption the Citizen's Information Committee of Martineztown and the St. Joseph Development Corporation, now known as Lovelace, reached agreements with respect to (Z-98-8/DRB-98-97 exhibit 1).

Lovelace agreed, in writing, to:

- 1) Eliminate the current northernmost access drive from Walter street to the St. Joseph Medical Towers Complex;
- 2) Install of the façade treatment on the northernmost sides of its proposed four level parking structure Phase 1B in order to provide a required buffer for the community from the views and noise of the physical plant and mechanical equipment of the hospital tower. Additionally, the agreed upon façade would finally provide an adequate system to handle the storm drainage from the site and eliminate the canal at the eastern end of Martineztown park.
- 3) Create an appropriately and attractively landscaped berm along the southernmost boundary of the park that borders the northern edge of the proposed St. Joseph parking garage.

Lovelace's current proposal completely contradicts it's agreed upon obligations.

Lovelace's blatant disregard for its commitments to the City and to its citizenry are cause for considerable concern. Lovelace Has a Pattern and Practice of Failing to Meet its Commitments. Lovelace's pattern of making commitments and then reneging on them goes back for years. In 2007, the EPC approved project #1000596 06EPC-01702EPC, Site Development Plan Amendments to Building Permit. The purpose of that project was to update the existing medical center façade; make needed drainage improvements; and to provide maintenance and landscaping for the east side of High St. along the eastern boundary of the neighborhood. In order to sidestep its commitments, Lovelace willfully failed to proceed to the Development Review Board ("DRB") for final sign-off. Instead, the hospital painted the main tower and purposely avoided providing the maintenance and landscaping for the High St. slope as it had agreed. See exhibit #2.

Then, in 2009, the DRB approved the Vacation of the Walter Street Public Right of Way Project #1007918 09 DRB-70259. The DRB determined that the vacation was clearly beneficial to the public welfare because it would provide significant relief from dangerous level of vehicular congestion in the area. Once again, Lovelace never consummated this vacation and as a result, Longfellow Elementary children and parents remain at risk and in danger. See exhibit #3

Similarly, Lovelace has failed to complete all of the required items in the 2012 the EPC approved Project #1008915, 12 EPC-40031. That project was an amendment to site development Plan for subdivision. Furthermore, problems remain with the way finding system Lovelace was supposed to install as well as with the main hospital canopy's illumination. See exhibit #4.

In addition to just ignoring requirements and commitments, Lovelace has also applied for numerous administrative amendments and permits in order to undermine the integrity of the 1998 Master Development Plan. These administrative amendments have been a way to circumvent the public process, avoid comment, and marginalize our community by avoiding a public hearing process.

The proposal before you does not implement any of the comprehensive plan goals and policies. It will worsen an existing eyesore and create additional blight that will live well into the future. The steep-stairs and the storm drain inlet pump that is a health hazard on the High Street slope continue to put our public health, safety and welfare at unnecessary and unacceptable risk. This proposal would also avoid the renovation of the eastern edge of Martíneztown park, which is particularly upsetting because a major public art sculpture commissioned and donated to the City by our community will have the remaining concrete wall, an asphalt parking lot, view of the physical plant, a drainage canal and a storm drain inlet that breeds mosquitoes as its backdrop. This does not speak well for our community and the City of Albuquerque.

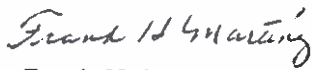
The Citizens Information Committee of Martíneztown, the neighborhood association of South Martíneztown, opposes the request before you on the part of Lovelace as presently submitted. We have outlined the concerns of our community and the reasoning's behind these concerns.

We request that following proactive actions on the part of the commission be taken to prevent the continued negative consequences our community is experiencing:

1. Make approval subject to conditions that will ensure that the intent of the 1998 agreement be adhered to or disapprove the proposal;
2. Require the agreed upon boundary (buffer and interface) with the medical complex (Walter, Roma, and High St) so that the grave concerns of our historic community are alleviated and the negative impacts on our public health, safety, security and welfare stop.

We appreciate your careful consideration on this matter. Kris Houde, a member of our Board of Directors, will be our representative at the hearing.

Respectfully,



Frank H. Martínez,
President
Citizen's Information Committee of Martíneztown

FHM/mm

EXHIBITS

- 1) 1998 Letter of Agreement between St. Joseph Development Corporation and the CICM;
- 2) Official Notice of Decision, January 19, 2007 (Project #1000596/06EPC-01702);
- 3) Official Notice of Decision, September 9, 2009 (Project #1007918 09DRB-70259 Vacation of Public Right of Way);
- 4) Official Notice of Decision, July 12, 2012 (Project #1008915/12EPC -40031).

EXHIBIT 1



February 16, 2007

Environmental Planning Commission
City of Albuquerque

Jeffrey Jesionowski, Chair, Council District 8
Ishmael Valenzuela, Council District 1
Jonathan Siegel, Council District 2
Klarissa Pena, Council District 3
Laurie Moye, Council District 7

Dear Commissioners,

On January 18, 2007, you approved Project 1000596/06EPC-01702, an amendment to a site development plan for building permit for the St. Joseph Hospital Complex (Lovelace Medical Center). During our testimony and in staff proposed condition 4h a letter of agreement dated January 13, 1998 between the Citizen's Information Committee of Martineztown and the St. Joseph Development Corporation referencing Z-98-08: Site Plan Amendment of the St. Joseph Development Corporation was discussed. The agent for the Lovelace Medical Center disavowed any such agreement. I am enclosing, for your records, a copy of the signed agreement. It is important that the record be corrected. We in South Martineztown have always presented factual information at public hearings and at this hearing it was no different. We trust any negative impression you may have had is corrected. Should you have any questions or clarifications do not hesitate to contact me at 243-5267.

Respectfully,

Frank H. Martinez
Spokesperson, CICM

Enclosure

cc: Richard Dincen, Director, Planning Department
File

Vogel, Campbell, Hoffman & Blueher, P.C.

ATTORNEYS AT LAW

STEPHEN JOSEPH VOGEL
DAVID S. CAMPBELL
MARY F. HOFFMAN
THOMAS F. BLUEHER

6100 UPTOWN BLVD. NE, SUITE 500
ALBUQUERQUE, NM 87110-4143

TELEPHONE
(505) 884-844
FACSIMILE
(505) 875-902

VIA HAND DELIVERY

January 13, 1998

Mr. Frank H. Martinez
Citizen's Information Committee of Martineztown
501 Edith, NE
Albuquerque, NM 87102

Re: Z-98-08: Site Plan Amendment of
St. Joseph Development Corporation

Dear Mr. Martinez:

This firm represents St. Joseph Development Corporation ("St. Joseph") with respect to the above-referenced city zoning application. We are writing to confirm the discussions and agreements reached by St. Joseph and you, as a representative of the Citizen's Information Committee of Martineztown ("Martineztown") with respect to Z-98-08.

The application is for an amendment of a site development plan for the St. Joseph property. The amendment is for the purpose of deleting from the existing plan an approved 12 story hotel and an adult day care facility and replacing them with a 2 story specialty heart hospital. The heart hospital is proposed to be located on the northeast corner of the St. Joseph Hospital complex, on the site of the former Albuquerque Civic Auditorium. You have previously been provided with a copy of the proposed amended site plan.

You have requested, on behalf of Martineztown, certain landscaping, traffic control, and other measures to mitigate the impact of the proposed new development on the community and neighborhood. St. Joseph has agreed to these, and is willing to bind itself to their performance by asking the Environmental Planning Commission ("EPC") to include them as Findings and/or Conditions in the Commission's approval of the Site Development Plan amendment. Irrespective of whether the EPC actually does include such matters in its Findings or Conditions, St. Joseph is, by this letter, committing itself to their performance on the condition of your Board's support at the EPC. If the Martineztown Board approves of these Findings and Conditions, the Board will affirmatively support St. Joseph's pending application Z-98-08 at the January 15, 1998 EPC hearing.

The proposed Findings and/or Conditions are as follows:

1. St. Joseph will undertake its best efforts to seek and obtain approval from the City of Albuquerque, Albuquerque Public Schools, and any applicable public utility to reconfigure Walter Street between Martin Luther King, Jr. Drive and Marquette Avenue. The reconfiguration shall result in additional parking spaces for use by Longfellow Elementary School and St. Joseph, required parking lot landscaping, relocation of refuse dumpsters in accordance with public requirements, and elimination of the current northernmost access drive from Walter Street to the St. Joseph Medical Towers complex.
2. St. Joseph shall install facade treatment on the northernmost sides of its parking garage which borders on Martineztown Park. The new facade treatment shall be in a color and texture acceptable to Martineztown; sample colors, texture, and plans shall be presented to, and approved by, Martineztown prior to their installation.
3. St. Joseph shall use its best efforts to obtain approval from the City of Albuquerque for certain improvements to Martineztown Park. The improvements shall first be approved in writing by Martineztown, and shall include creating a berm with appropriate landscaping along the southernmost boundary of the Park which borders the northern edge of the St. Joseph parking garage. St. Joseph and Martineztown shall attempt to obtain financial participation of the City of Albuquerque or the State of New Mexico in accomplishing such park improvements.
4. St. Joseph will commit to provide funding for the foregoing improvements in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

We believe that the foregoing represent the agreements reached between Martineztown and St. Joseph. If you agree, we propose giving the EPC the foregoing conditions at or before the January 15 hearing for incorporation into their Findings and Conditions. If these require modification or if you have questions, please contact me at the letterhead phone number. Your prompt attention to this matter is appreciated.

Sincerely,

VOGEL, CAMPBELL,
HOFFMAN & BLUEHER, P.C.



David S. Campbell

cc: St. Joseph Development Corporation
Robert McCabe & Mark Wade, FMSM Architects
D. James Sorenson, Esq.

EXHIBIT 2



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 19, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000596***
06EPC-01702 EPC Site Development Plan-
Amendment to Building Permit

Lovelace Medical Center
505 Elm St. NW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of
Lot 1A, **St. Josephs Hospital Complex**, zoned
SU-1 for Hospital & Related Uses & Hotel,
located on MARTIN LUTHER KING JR. AVE.,
between WALTER ST. and I-25, (K-14)
Stephanie Shumsky, Staff Planner

On January 18, 2007 the Environmental Planning Commission voted to approve Project 1000596/06EPC-01702, an amendment to a site development plan for building permit, for Lot 1A, St. Joseph Hospital Complex, zoned SU-1 Hospital & Related Uses & Hotel, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This request is for an amendment to an existing Master Plan (Z-86-7 and Z-98-8) to update the existing Lovelace Medical Center façade and improve drainage and accessibility throughout the site. The subject site is located on Dr. Martin Luther King Jr. Avenue between I-25 and Walter Street NE. It was formerly St. Joseph Hospital and Albuquerque Regional Medical Center and is now Lovelace Medical Center.
2. The scope of project includes a façade update, drainage improvements, ADA accessibility improvements and general site updates as required by the Zoning Code including landscaping, lighting, signage, and parking compliance.
3. This request furthers several Comprehensive Plan goals and policies:
 - a. The Central Urban Area goal and policy b are furthered because the proposed facade update will enhance the visual appearance of the building and will enhance the overall neighborhood and give the hospital a more modern appearance. Rehabilitation of existing buildings is encouraged in the Central Urban Area and the proposed request is to rehabilitate a dated architectural façade.

- b. The Developing and Established Urban Area goal and policies l and o are furthered because the façade update will enhance the overall appearance of the building and the surrounding neighborhood. The update will portray to the community that the hospital is a state-of-the-art facility and will provide greater cohesion between all of the medical campus buildings.
 - c. The Water Quality goal and policy a are furthered because drainage improvements are proposed that will reduce off-site runoff into the street, which in the past has caused excessive run off the site into adjacent roadways and beyond. The proposed drainage improvements will reduce the potential for contaminants to enter the water supply.
 - d. The Developed Landscape goal and policy b are furthered because the façade update will complement existing medical center campus buildings as well as buildings in the surrounding neighborhood and make the facility more inviting to patients and the community.
 - e. The Community Identity and Urban Design goal is furthered because the façade update will enhance the built environment of the area and will contribute to the cohesion of the medical campus as a stat-of-the-art facility. The drainage and ADA improvements will address safety concerns for Lovelace and the community.
 - f. The Human Services goal and policy c are furthered by this request because the façade update will give an impression to the community that Lovelace is a modern medical facility. The façade materials and colors are similar to building materials used throughout the campus and surrounding community and the proposed façade update, drainage improvements, and accessibility improvements will alleviate some of the residents concerns related to drainage and pedestrian safety.
4. The request does not conflict with the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan because the location and orientation of all of the buildings on the medical center campus is consistent with what was identified in the sector development and the campus has more or less developed according to the plan.
5. The request does not substantially conflict with the Master Plan that was approved for the medical center campus (Z-86-7). All conditions of approval from Z-86-7 have been met. The request does conflict with some elements of subsequent amendments to this plan (Z-98-8 and 1001718). The conditions of approval assure compliance with the Master Plan and amendments.
6. The applicant notified the following Neighborhood Associations and individuals and on 12/27/06 a facilitated meeting was held: Broadway Central Corridors Partnership, Citizen's Information Committee of Martineztown, Huning Highland Historic District Association, Silver Hill Neighborhood Association, Spruce Park Neighborhood Association Inc., Sycamore Neighborhood Association, Mr. Rupert Holland. There is general neighborhood support for the request. However, several issues were raised by neighborhood residents, which are outside the scope of this request.

OFFICIAL NOTICE OF DECISION
JANUARY 18, 2007
PROJECT # 1000596
PAGE 3 OF 7

7. Several concerns raised by resident's at the facilitated meeting effect the larger Martineztown, East Downtown, and Downtown area. The effected neighborhoods will continue to work with the City and/or the applicable entities to address the following issues: area-wide drainage improvements, traffic concerns, intersection signalization, and Martineztown Park improvements. Courses of action may include a Martineztown/Santa Barbara Sector Development Plan update, a St. Joseph Hospital/Civic Auditorium Sector Development Plan update, or other action, as appropriate.
8. The Martineztown area experienced severe flooding during the summer months in 2004 and 2006. According to the City's Hydrology Engineer, a drainage study is underway and improvements to the drainage infrastructure are forth coming.
9. The future traffic signal for the intersection of Lomas Boulevard and Woodward Place is financially guaranteed with the City of Albuquerque by Embassy Suites of Albuquerque. Discussions concerning installation of the traffic signal are currently underway between the City Engineer and the Traffic Operations Division of the Department of Municipal Development. Applicant does not own or control the Kindred Hospital site therefore, the extension of Elm through the site to Woodward, as recommended by neighborhood residents, is not feasible as part of this request.
10. A Traffic Impact Study was not required for this request. However, one may be required in the future as the medical campus expands.
11. Neighborhood residents are concerned about the amount of light escaping from the building windows. The applicant agrees to explore various window treatments that may reduce the amount of internal light seen from outside the building.
12. Neighborhood residents are concerned about the accuracy and placement of off-site directional signage. The applicant agrees to evaluate the type and placement of on-site and off-site signage. The applicant agrees to work with NMDOT to improve freeway and exist signage.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. In order to comply with applicable Zoning Code regulations:
 - a. A 6-foot screen wall and gate shall be provided around all refuse enclosures. The screen wall shall be split-face CMU, stucco, brick, or durable wood fencing. Smooth-face CMU shall not be used as the sole screen wall material. A detail shall be provided.
 - b. All rooftop and ground level mounted mechanical equipment shall be screened as required by Zoning Code Section 14-16-3-18(C)(5).
 - c. The total amount of turf area shall not exceed 20% of the total landscaped area provided. According to the total landscape area provided (79,422 square feet) a maximum of 20% (15,884 square feet) of high water use turf area is allowed.
 - d. The applicant shall identify the height, material, and color of the existing screen wall at the northern/western portion of the site.
 - e. The applicant shall identify the height, material, and color of the retaining wall adjacent to the ADA ramp. Smooth face plain color CMU is not acceptable as the sole building material visible from the right-of-way.
 - f. The applicant shall provide one bicycle parking space per every 20-vehicle spaces as required by Zoning Code Section 14-16-3-1. Based on the parking calculation provided on the site plan, this equates to a total of 63 bicycle spaces required.
 - g. Information on the supplemental sheet provided by applicant, dated 1/4/07, for EPC review shall be incorporated into the site plan set prior to signoff by the DRB. These items include:
 - i. Details of site amenities such as lighting, benches, bike racks, and picnic tables
 - ii. Accurate elevations scale
 - iii. Dimensions of doors and windows
 - iv. Description of façade re clad materials and common name colors
 - v. Signage details including sign face area, colors, lighting and sign detail.
 - h. The drainage pattern narrative on the drainage plan shall be modified to eliminate typos.
4. All applicable and relevant conditions of approval from previous actions shall be complied with prior to DRB approval. The applicant shall provide a written summary of how all applicable conditions are met from Z-98-8, 1001718, Project # 100596- 05AA-01559, 06AA-00132, 06AA-01049, and 06AA01562. In compliance with Z-98-8 and previously approved amendments the following conditions apply:
 - a. The applicant shall provide the City and neighborhood association representatives with an employee trip reduction plan. This plan shall meet the satisfaction of the Transit Department and Planning Department prior to DRB sign-off (Condition 4 of Z-98-8).
 - b. All damaged or dead landscaping and street trees shall be replaced with the same or similar species. Low water use vegetation is preferred. New landscaping shall include plant species consistent with those existing on the Medical Center campus. Shade trees shall be located adjacent to street and pedestrian routes and within new at grade parking areas. Shade trees and lower height landscaping shall be located within parking islands at building perimeters (Design Element from Z-98-8).

- c. Overall site lighting shall be consistent with the type, character, and color of existing site lighting on the Medical Center campus. Parking area lighting shall consist of 20' high, pole mounted fixtures. Pedestrian walkway lighting shall be a minimum of .25-foot candles and shall be coordinated with existing and proposed parking area lighting. New building entrances and signage shall be adequately illuminated for ease of access. All light fixtures shall be fully cut off to prevent fugitive light and light pollution (Design Element from Z-98-8).
 - d. Light poles exceeding 20-feet in height shall be replaced with 20-foot maximum height light poles.
 - e. All outdoor seating, parking lot and area lighting, bicycle parking, motorcycle parking and other amenities shall be shown on the site plan. Details for parking lot lighting, area lighting, and amenities shall be provided (Condition 6 from Z-98-8).
 - f. All future site plans for building permit within the 24.28-acre medical campus must be approved by the EPC (Condition 8 from Z-98-8)
 - g. A security plan shall be submitted that describes security measures for the campus. This plan shall meet the approval of the Planning Department prior to DRB sign-off. Special attention shall be placed on security measures within parking garages and surface parking areas (Condition 7 from Z-98-8).
 - h. The applicant shall continue to work with the City Parks and Recreation Department and the Citizen's Information Committee of Martineztown to implement improvements to the Martineztown Park.
 - i. Darker brick bases accenting building entrances are strongly encouraged to accent first and/or second floor areas, with earth toned stucco and synthetic finish systems sheathing upper building levels. Blue toned trellises shall accent entrance and vertical elements to create a smooth transition between earth and sky and recall regional design elements of New Mexico (Design Element from Z-98-8 and amended by 1001718).
 - j. A clear pedestrian route shall connect all new and existing facilities. Pedestrian routes shall include 6'-0" wide sidewalks or ADA compliant with adequate lighting and adjacent shade trees. Seating shall be located at each new building entry. Crosswalks with raised or scored paving shall be installed along all new and existing pedestrian crossings of streets and drive aisles within the Medical Center Campus and shall be clearly designated (Design Element from Z-98-8).
5. Condition from the Refuse Division: Refuse enclosure locations will comply with all SWMD ordinances and requirements. The applicant shall verify that the reclud will not hinder service access.
6. In consideration of neighborhood concerns:
- a. The applicant will evaluate the type and placement of on-site and off-site signage. The applicant will work with NMDOT to improve freeway and exist signage.
 - b. The applicant shall initiate a comprehensive planning effort to update the St. Joseph Hospital/Civic Auditorium Sector Development Plan and Master Plan (Z-98-8) with property owners within the medical center campus (bounded by Walter and Roma to the west, Lomas to the North, I-25 to the east and MLK to the south).

- c. The applicant shall participate in ongoing planning efforts within the Martineztown/East Downtown area.
 - d. The applicant shall continue to work with the neighborhood associations.
7. The applicant shall enter into a maintenance agreement with the City's Parks and Recreation Department for maintenance and landscape provision of the landscaping strip on the east side of High St.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

OFFICIAL NOTICE OF DECISION
JANUARY 18, 2007
PROJECT # 1000596
PAGE 7 OF 7

Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Design Group, 202 Central Ave. SE, Suite 200, Albuquerque, NM 87102
Terry Keene, Broadway Central Corridors Partnership, Inc., 424 Central Ave. SE, Albuquerque, NM 87102
Rob Dickson, Broadway Central Corridors Partnership, Inc., 301 Central Ave SE, Albuquerque, NM 87102
Jess Martinez, Citizens Information Committee of Martineztown, 501 Edith NE, Albuquerque, NM 87102
Frank Martinez, Citizens Information Committee of Martineztown, 501 Edith NE, Albuquerque, NM 87102
Steve Grant, Huning Highland Historic District Assoc., 209 High St. NE, Albuquerque, NM 87102
Kay Adams, Huning Highland Historic District Assoc., 816 Silver Ave. SE, Albuquerque, NM 87102
Bill Cobb, Silver Hill NA, 1701 Silver Ave. SE, Albuquerque, NM 87106
Gordon Reiselt, Silver Hill NA, 1515 Silver SE, Albuquerque, NM 87106
Daniel Laird, Spruce Park NA, 603 Cedar NE, Albuquerque, NM 87106
Robert Westfall, Spruce Park NA, 1329 Sigma Chi NE, Albuquerque, NM 87106
Peter Schillke, Sycamore Na, 1217 Coal Ave. SE, Albuquerque, NM 87106
Mardon Gardella, Sycamore Na, 411 Maple St. NE, Albuquerque, NM 87106
Maria Martinez, 417 Edith NE, Albuquerque, NM 87102
Rachel Martinez, 501 Edith NE, Albuquerque, NM 87102
Richard Martinez, 601 Edith NE, Albuquerque, NM 87102
Kristi Houde, 617 Edith NE #2, Albuquerque, NM 87102
David Chavez, 415 Fruit NE, Albuquerque, NM 87102
Tony Martinez, 509 Edith NE, Albuquerque, NM 87102
Barbara Prine, 529 Roma NE, Albuquerque, NM 87102
Buford Fisher, 603 High St. NE, Albuquerque, NM 87102

EXHIBIT 3



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 9, 2009

Project# 1007918
09DRB-70259 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for WALTER STREET NE adjacent to Longfellow Elementary School located on the north side of DR MARTIN LUTHER KING AVE between EDITH BLVD NE and ELM ST NE. (J-14 & K-14)

At the September 9, 2009, Development Review Board meeting, the subject vacation request was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1), (2), (3) of the Subdivision Ordinance, based on the following Findings and subject to the following Conditions:

FINDINGS:

(A)(1) The vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the right of way; the City of Albuquerque does not anticipate any need to utilize the existing right of way for public roadway purposes, based on the subject right of way being a cul de sac with only two adjoining institutional uses on both sides of the entire length of the vacated right of way.

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation based on the anticipated relief from vehicular congestion in this area, and based on the adjacent parcels having existing alternate access to public right of way.

(B)(3) Both adjoining property owners were present or represented at this hearing; after public testimony and clarification from the Development Review Board regarding maintaining of access through easements, there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Conditions that will be enforced at replat will provide appropriate and comparable access for all properties and shall be noted on the required replat. As such, this vacation abridges no substantial property right.

EXHIBIT 4

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

July 12, 2012

Lovelace Healthcare Systems, Inc.
601 Dr. Martin Luther King Jr. Ave.
Albuquerque, NM 87102

Project# 1008915
12EPC-40031 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for all or a portion of Lots 1A and 2A, St. Joseph
Hospital Complex, located on Elm St., between
Martin Luther King Jr. Ave. and Fruit Ave.,
containing approximately 14 acres. (J-14 & 15, K-
14 & 15)

Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On July 12, 2012, the Environmental Planning Commission voted to APPROVE Project #1008915 / 12EPC-40031, a request for an Amendment to the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS

www.cabq.gov

1. The request is an amendment to the 1998 site development plan for subdivision for Lots 1A and 2A, St. Joseph Hospital Complex, a site of approximately 14 acres, located on Elm Street, between Dr. Martin Luther King Jr. Avenue and Fruit Avenue.
2. The request proposes to modify the site plan for subdivision as follows:
replacing two pylon signs with two monument signs, adding stepped parapets on top of the main tower, adding mechanical screening (new stucco parapets) on the lower roof above the Emergency Department, adding a guard shack to the existing parking lot on the east side of Elm Street, north of Martin Luther King Avenue, and improving the main entrance of the main hospital by adding skylights into the existing roof, adding directional signage for the main hospital

OFFICIAL NOTICE OF DECISION

Project #1008915

July 12, 2012

Page 2 of 8

entrance, replacing the asphalt paving with more decorative parking, replacing the existing sidewalk, and refreshing the landscaping.

3. The subject site is zoned SU-1 for Hospital & Related Uses & Hotel.
4. The request falls within the parameters for administrative approval (AA) of an amendment to the site development plan for subdivision pursuant to Section 14-16-2-22(A)(6) in terms of not affecting building configuration, square footage or vehicular circulation. However, neighborhood representatives from the Citizens Information Committee of Martineztown (CICM) have indicated that they are aggrieved. Therefore, the request cannot be decided administratively, but must be forwarded to the Environmental Planning Commission (EPC), which will decide the case.
5. The request must comply with the "General Design Elements" in the "1998 Master Development Plan." Evaluating subsequent site development plans against the approved Master Development Plan is a standard procedure for SU-1 zone sites.
6. The site is located within boundaries of the Central Urban Area of the Comprehensive Plan and the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP).
7. The Albuquerque/Bernalillo County Comprehensive Plan, the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers or partially furthers the following Policies in the Comprehensive Plan:
 - a. Established Urban Area Policy II.B.5d - The request generally respects existing neighborhood values. The site and building enhancements would improve the subject site and the neighborhood by enhancing the appearance of the main hospital.
 - b. Established Urban Area Policy II.B.5i - The request for site and building enhancements would generally complement residential areas and would be sited to minimize effects of noise, lighting, pollution, and traffic on residential environments.

OFFICIAL NOTICE OF DECISION

Project #1008915

July 12, 2012

Page 3 of 8

- c. Established Urban Area Policy II.B.5k – The request for site and building enhancements would not have a significant effect on traffic circulation around the subject site. The proposed directional signage would help to guide those driving to the hospital and find the main hospital entrance, and may prevent traffic from wandering into nearby residential neighborhoods.
 - d. Established Urban Area Policy II.B.5l – The request for site and building enhancements is a quality design and is appropriate to the Plan area. The parapets will help to shield roof-top equipment from the public. The proposed signage will be moved back approximately 10 feet from the original location of the existing signs, in order to maintain the clear site triangle. Improvements to lighting, landscaping, signage, and the driving surface of the main hospital entrance will enhance the site.
 - e. Established Urban Area Policy II.B.5m – The request will help to screen roof-top equipment from the view of the neighborhoods and the public, which will maintain and enhance unique vistas and improve the quality of the visual environment. The proposed signage has been moved back from where the existing signs are located so that they are not in the clear site triangle.
 - f. Developed Landscape Policy II.C.8d – The request will add vegetation which will help to control water erosion and dust and create a pleasing visual environment.
 - g. Community Identity and Urban Design Policy II.C.9b – The request will improve views throughout the neighborhood and the general area by adding parapets that will help screen roof-top equipment. The main entrance to the hospital will be improved by adding decorative paving, landscaping, and skylights. Signage will be moved back from the existing location to maintain the clear site triangle.
 - h. Water Management Policy II.D.2a – The request adds vegetation which discourages wasteful water use on the site.
9. The request furthers Plan Objective A of the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP). The request for site and building enhancements would help to provide for the growth and development needs of the Hospital as a major City institution. The medical center campus has more or less developed according to what was identified in the Plan several years ago.

10. The request is generally in compliance with the General Design Elements of the 1998 Master Development Plan (Site Development Plan for Subdivision).
11. The following Neighborhood and/or Homeowner Associations and Coalitions were notified as required: Broadway Central Corridors Partnership, Inc., Citizen's Information Committee of Martineztown, Huning Highland Historic District Assoc., Santa Barbara-Martineztown Assoc., Silver Hill N.A., Spruce Park N.A., Sycamore N.A., University Heights N.A., Victory Hills N.A., and the Federation of University Neighborhoods.
12. A facilitated meeting was held on June 27, 2012. Neighborhood concerns include the following: illumination from the proposed "Main Hospital Entrance" sign, illumination from existing hospital windows and pole lights, scale of proposed monument signs along Martin Luther King Avenue, lack of complete signage to provide way-finding throughout the hospital campus, existing mechanical units still visible through the existing mechanical screening, proposed tower monument on top of hospital would still not cover up all existing rooftop equipment, existing guard shack needs to be beautified, more landscaping (especially evergreens) needed throughout the site and especially to shield the main hospital entrance, lack of signalization at Lomas and High St., lack of shielding for oxygen tanks and mobile CT scanner, notification, landscaping that replaced turf (gravel mulch) is an ugly gray around Kindred Hospital and should contain colorful plants, lack of landscaping (or dying landscaping) along the western slope along High Street west of Kindred Hospital, vehicular traffic parking in local neighborhoods, and the mobile scanner that is parked close to Martin Luther King Avenue.
13. Enforcement of any outstanding Conditions of Approval from previous cases on the subject site is the responsibility of the Code Enforcement Division of the Planning Department. To the extent that the issues raised in previous Conditions intersect with the current request, the EPC can address them through new Conditions of Approval.

CONDITIONS

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying

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all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall improve the existing mechanical screening at the main hospital by painting the screening a color that will better shield the existing mechanical units.
4. When existing light fixtures on the hospital campus become unrepairable they shall be replaced with shielded lights compliant with the Night Sky Ordinance.
5. Landscaping:
 - a. To the extent possible, the proposed landscaping (which will be shaded the majority of the time) under the main entrance canopy, shall be consistent with the existing landscaping throughout the hospital campus. If plants do not comply with the existing landscaping throughout the hospital campus, then it shall comply with the recommended City of Albuquerque planting list.
 - b. The mature size of the landscaping needs to be shown on the landscape plan.
 - c. Additional landscaping (preferably evergreen trees or shrubs) shall be placed in strategic locations along Walter Street in order to help shield the proposed "main hospital entrance" way-finding signage from the neighborhood to the west.
6. Signage:
 - a. Additional way-finding signage shall be added where necessary in order to prevent vehicular traffic from straying into the neighborhood and to guide vehicles and pedestrians within the hospital campus.
 - b. The monument sign on sign detail #2 (further west on Dr. Martin Luther King Jr.) shall be reduced to 8 feet in height and 6 feet in width.
 - c. The Heart Institute and Kindred Hospital will be given the opportunity to incorporate business names onto the proposed monument signs.

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- d. Incorporate a dimmer switch to limit the wattage of the "main hospital entrance" way-finding sign to 1 watt per square foot.
 - e. With regard to the existing monument sign at the northeast corner of Martin Luther King Jr. Avenue & Walter Street, the copy of the sign shall be changed as to not encourage patient traffic to be directed onto Walter Street.
7. Conditions of approval from City Engineer, Municipal Development, Water Authority and NMDOT:
- a. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
 - b. Proposed monument sign will need to be placed outside of COA ROW (includes air space) within private property.
 - c. Site plan shall comply and be designed per current DPM standards/requirements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 27, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER

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APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar
Acting Planning Director

DS/RF/mc

cc: David Aube, The Design Group, 120 Vassar SE, Albuquerque, NM 87106
Lovelace Healthcare Systems, Inc., 601 Dr. Martin Luther King Jr. Ave., Albuquerque, NM 87102
Randi McGinn, 201 Broadway SE, Albuquerque, NM 87102
Rob Dickson, 401 Central NE, Suite D, Albuquerque, NM 87102
Jess R. Martinez, 501 Edith NE, Albuquerque, NM 87102
Frank H. Martinez, 501 Edith NE, Albuquerque, NM 87102
Amberley Pyles, 306 Edith Ave. SE, Albuquerque, NM 87102
Ann L. Carson, 416 Walter SE, Albuquerque, NM 87102
Chal-Marie Lucero, 420 Hannett NE, Albuquerque, NM 87102
Christina Chavez Apodaca, 517 Marble NE, Albuquerque, NM 87102
Gordon Reiselt, 1515 Silver SE, Albuquerque, NM 87106
Elizabeth Doak, 1606 Silver SE, Albuquerque, NM 87106

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Valerie J. St. John, 441 Ash St. NE, Albuquerque, NM 87106
Robert Westfall, 1329 Sigma Chi NE, Albuquerque, NM 87106
Peter Schillke, 1217 Coal Ave., Albuquerque, NM 87106
Mardon Gardella, 411 Maple St., Albuquerque, NM 87106
Greg Gould, 208 Columbia SE #12, Albuquerque, NM 87106
Don Hancock, 105 Stanford SE, Albuquerque, NM 87106
Raymond M. Ortiz, 1809 Princeton Dr., Albuquerque, NM 87106
Patty Wilson, 505 Dartmouth SE, Albuquerque, NM 87106
Laurel Schillke, 1217 Coal Ave. SE, Albuquerque, NM 87106
Kristi Houde, 617 Edith NE #8, Albuquerque, NM 87102
Sergio Viscoli, 700 Don Cipriano Ct NE, Albuquerque, NM 87102
Lorenzo Espinoza, 616 Arno NE, Albuquerque, NM 87102

VILLA DE SAN MARTIN HOMEOWNERS ASSOCIATION

City of Albuquerque
Environmental Planning Commission
600 2nd St. N.W.
3rd Floor
P.O. Box 1293
Albuquerque, NM
87103

29 March 2015

Dear Environmental Planning Commission.

The Villa de San Martín consists of forty-five single family townhouses situated north and west of the Lovelace Medical Center campus, in the historic South Martíneztown neighborhood. The South Martíneztown neighborhood association successfully reversed condemnation during the 1970s-era urban-renewal program and has been instrumental in revitalizing a significant section of east downtown. The Villa de San Martín Home-Owners Association (HIOA) has a vested interest in the maintenance and enhancement of its appearance and property values, and in the pleasant atmosphere of the larger South Martíneztown neighborhood.

The Lovelace Medical Center campus has a major impact on traffic flow, parking, noise, pollution, illumination, drainage, and appearance of the neighborhood. Ongoing construction, remodeling, and reconfiguration of the hospital campus have necessitated a city sector plan, master development plan, site development plan, building and renovation permits, and negotiations with the city, the Albuquerque Public Schools, and the South Martíneztown neighborhood association over nearly forty-five years.

1998 Plan

In 1998, St Joseph's Hospital, the then-owner of the medical center, had a master development plan approved by the Albuquerque City Planning Commission after consultation with the South Martíneztown neighborhood association. The plan included demolition of the 1960s-era parking garage and new construction of a 4-storey parking structure (Phase 1B) on the north side the main hospital tower, south of the eastern part of Martíneztown Park. The plan also included reconfiguration of storm-water drainage coming into the park and going down Roma Avenue. A landscaped area was also to have been built in the area between the existing office tower and the west side of the planned parking garage.

The 4-storey parking garage's north wall was to have been built with a setback from the property line, which would have allowed for continuation of the park's border wall to the High Street slope. The parking garage's north wall was to have been built with an attractive finish, and it was to have shielded the South Martíneztown neighborhood, especially the Villa de San Martín townhouses, from the view of the hospital's infrastructure, physical plant, and much of its lighting and noise.

Correction of the drainage pattern was to have made possible the completion of the landscaping of the eastern end of Martíneztown Park.

Administrative amendments and other changes to the 1998 Plan

Since 1998, numerous changes to the 1998 plan have been made without public hearing, by way of administrative amendments by the city planning department. These administrative amendments have amounted to a substantial change to the original agreed-upon plan.

The neighborhood has been affected by many of these changes:

- Increase in window height of the main hospital tower makes the interior ceiling lights needlessly visible to the neighborhood.
- Directional and canopy entrance signage lighting is excessively bright.
- The daily early-morning clanging of dumpster lids and frequent hospital-related helicopter flights disturb the neighborhood's peace.
- Standing water in a drainage inlet in the southeastern corner of the park presents a potential breeding environment for mosquito-borne diseases.

2015 Proposal

Lovelace is now proposing to demolish the 1970s-era parking garage, leaving the lowest parking level and 10-12 feet of the north wall. No change is proposed for drainage.

Negative effects of Lovelace 2015 proposal:

Lovelace's failure to carry out the approved 1998 plan and its present proposal negatively affect the South Martineztown neighborhood and the Villa de San Martín HOA in several ways:

- It would leave the neighborhood exposed to unattractive views of the valet parking area and hospital physical plant infrastructure, lights, and noise. The remaining unattractive 10-12-foot-high wall would not be an adequate shield.
- Leaving the wall as is would not allow for continuation of the brick wall from its present extent to the High St slope property line.
- There would be no set-back of the wall from the Martineztown Park boundary as specified in the 1998 plan. The set back would allow for planting of evergreen trees just inside hospital land, which would enhance the appearance of the facility and the neighborhood.
- The drainage as presently configured allows storm runoff from hospital grounds into the neighborhood. During a major storm event, such as occurred in August 2014, water overwhelms the installed storm sewers and rushes down Roma Ave. As a result, on 1 August of last year, stormwaters flooded one of the townhouses.
- Standing water in the basin under a storm sewer grate in the northeast part of the Martineztown Park is a mosquito-breeding place and potential source of mosquito-borne disease.
- By not carrying out the reconfiguration of the drainage, the community's long-sought solution to its flooding problems remains elusive. The uncompleted landscaping in the eastern end of Martineztown Park will remain an eyesore and blight in our community.

Parking capacity

It is noted that Lovelace presently uses the parking lot behind the old Baptist church at Central and Broadway. With renovation of the old church property as part of the Innovate Albuquerque initiative, Lovelace will no longer have these parking spaces available. Would

Lovelace not need more parking spaces. necessitating the construction of the parking garage as designed in 1998?

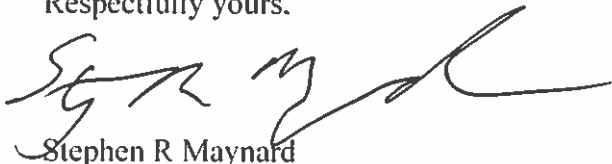
Villa de San Martín demands

Lovelace must comply with the intent of the 1998 agreement, shielding the Villa de San Martín townhouses, the South Martíneztown neighborhood, and the Martíneztown Park from view of the hospital infrastructure, lights, and noise with a 4-storey Parking Structure with a setback from the park's boundary as specified in the approved plan.

The hospital must reconfigure the drainage, diverting it out of the South Martineztown neighborhood from the hospital grounds and properly redirecting the drainage.

The hospital must also discontinue use of Walter Street as a main access to the hospital facilities due to the hazards presented to Longfellow school's parking, bus loading zone, and drop-off and pick-up area.

Respectfully yours,

A handwritten signature in dark ink, appearing to read 'Stephen R. Maynard', with a long horizontal flourish extending to the right.

Stephen R Maynard

President – Villa de San Martín Homeowners Association

521 Roma Ave., NE

Albuquerque, NM

87102

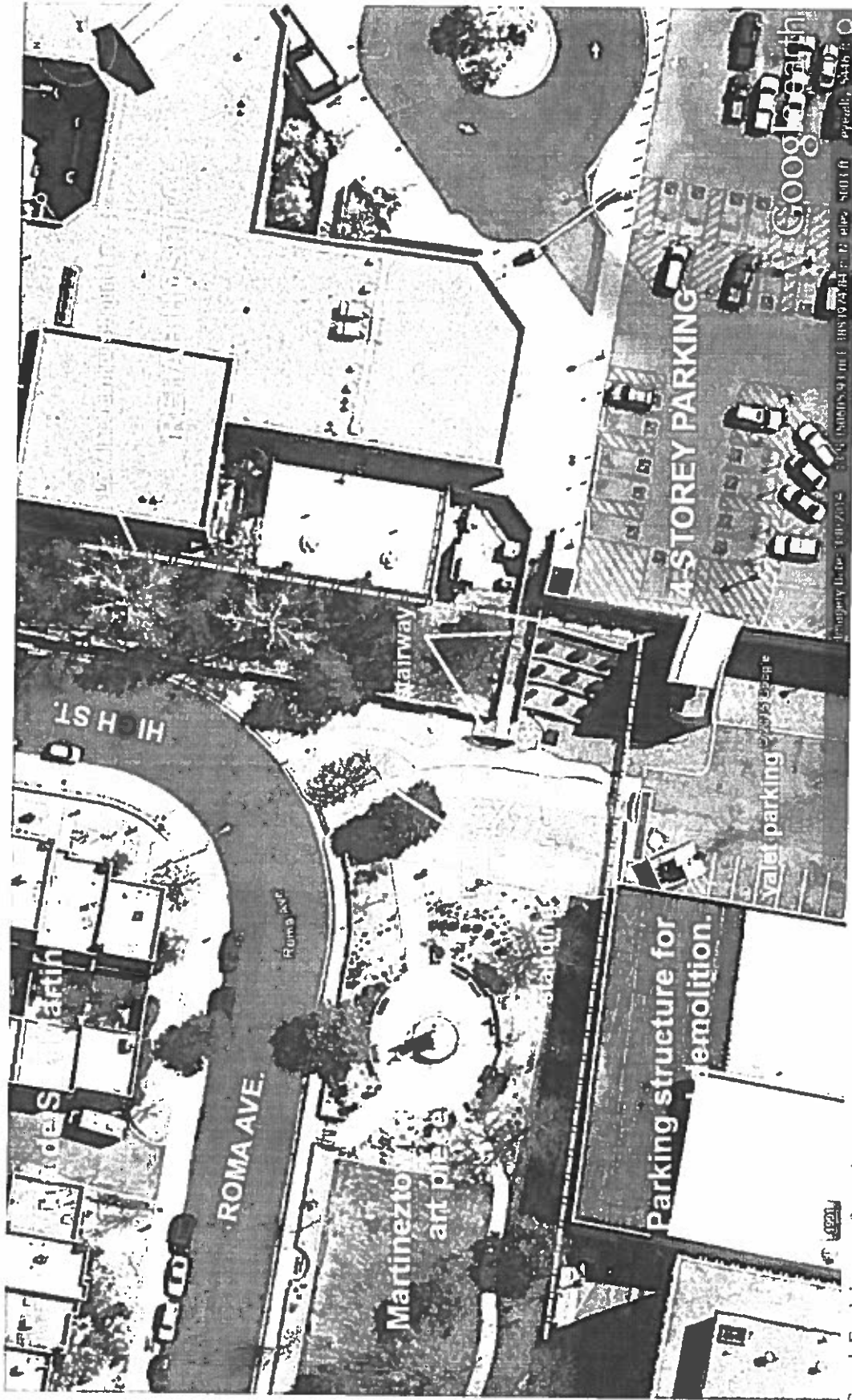
srmcongeo@comcast.net

505 307-2065

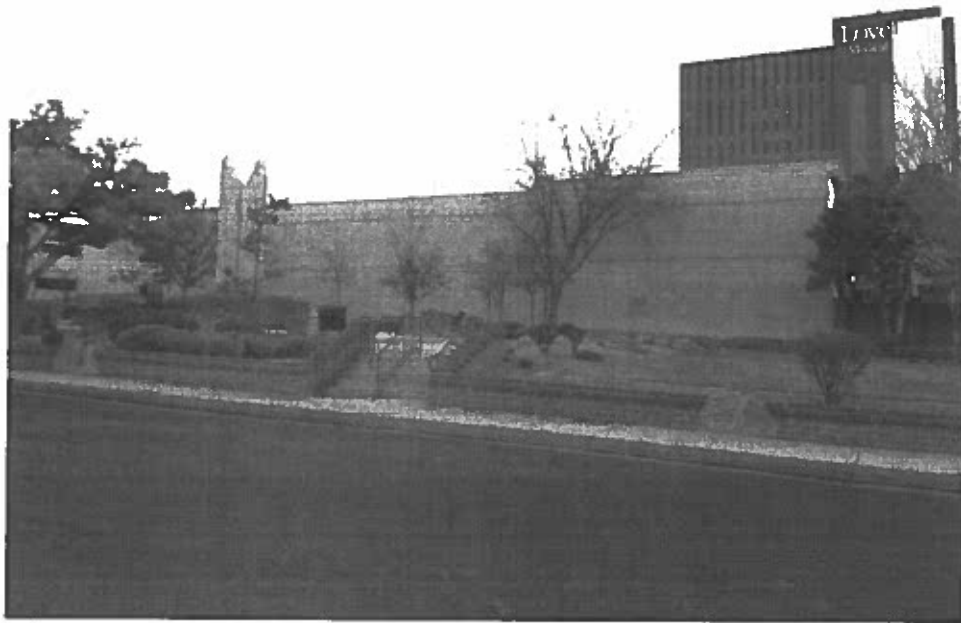
EXHIBIT A. Maps and aerial photos.



GoogleEarth image showing relationship of the medical center campus to the Villa de San Martin townhouses.



GoogleEarth image of area in question. Note drainage from valet parking area to Roma Avenue and proximity of north wall of the parking structure to be demolished to campus/park boundary.



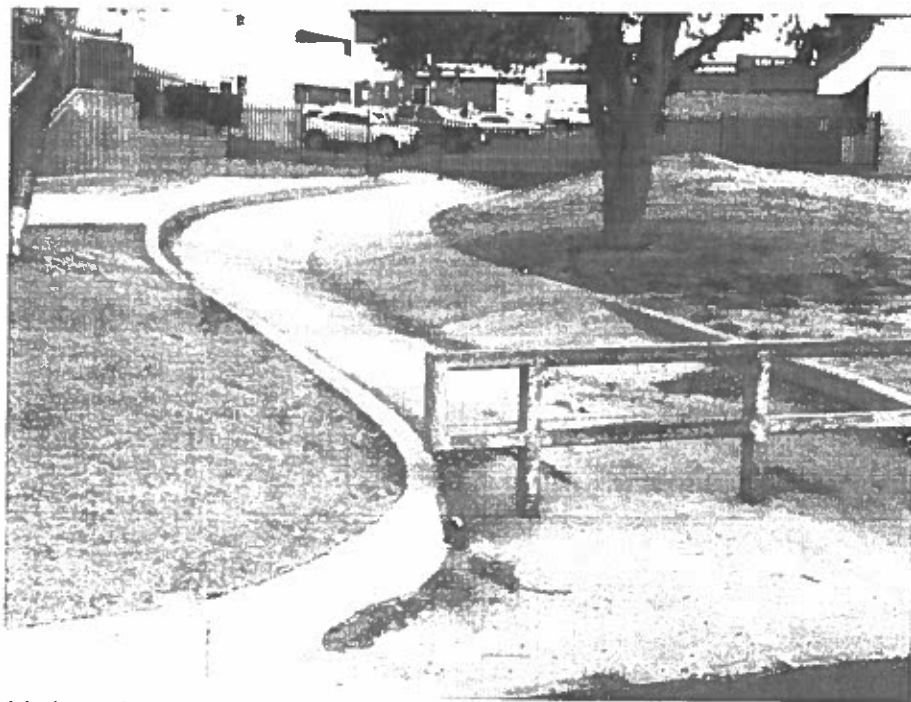
View from Roma Avenue side of Villa de San Martín of north wall of parking structure. Proposed demolition is to leave wall at approximately $\frac{1}{2}$ its present height, leaving Villa de San Martín subject to the hospital's illumination, noise, and views of its physical plant.



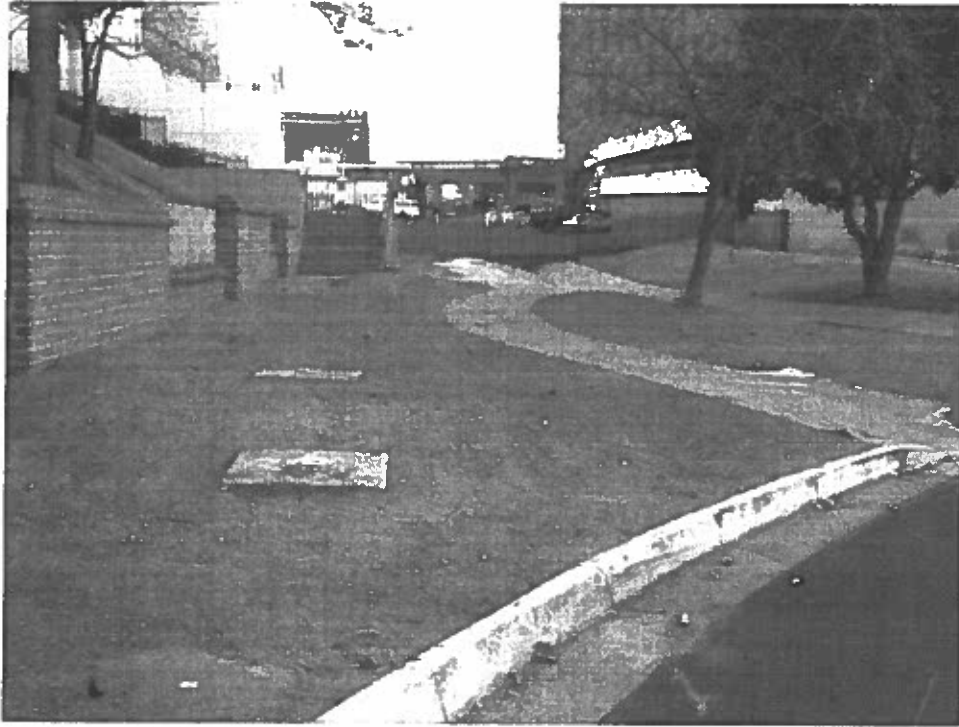
View of southeast corner of Martineztown Park from corner of Roma Ave. and High St. Note the hospital valet parking area and portion of hospital physical plant in center-right background.



View from rehabilitation hospital parking of parking structure. Martineztown Park is on the right side of the photograph. Left center foreground is the hospital valet parking area and garbage dumpster enclosure. Note drainage from valet parking area to lower right, which leads to Villa de San Martin. The Villa de San Martin and South Martineztown neighborhood will be subject to views of hospital infrastructure, noise, and lighting as a result of proposed demolition.



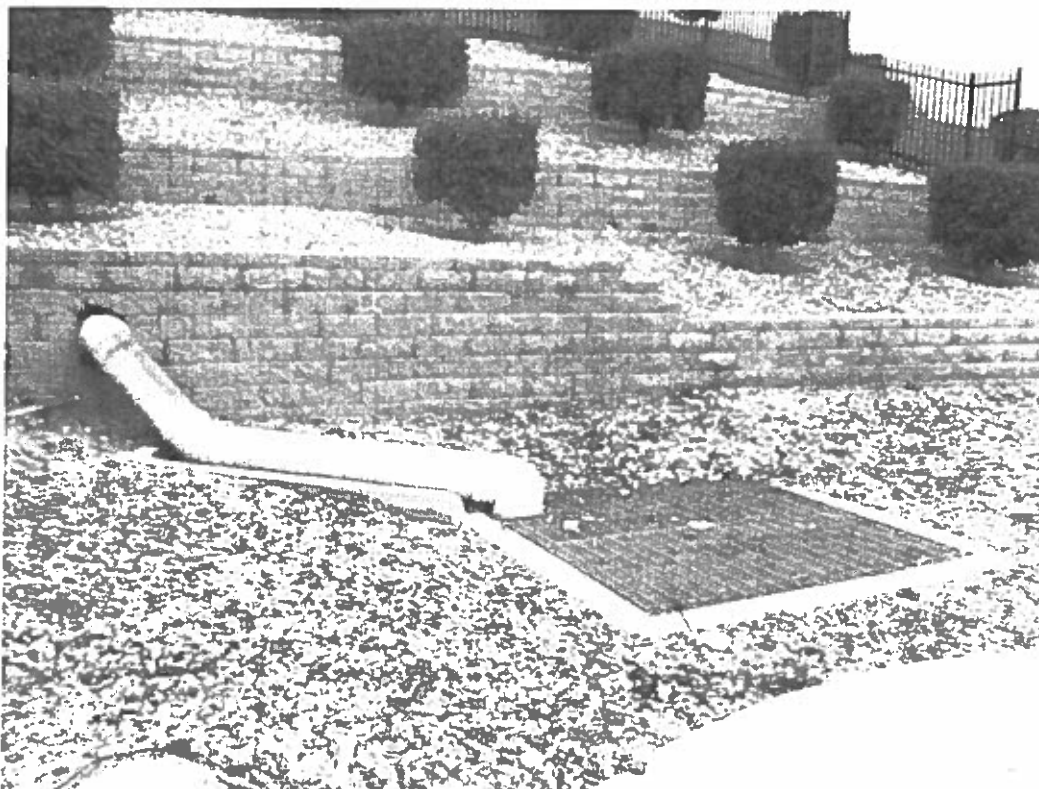
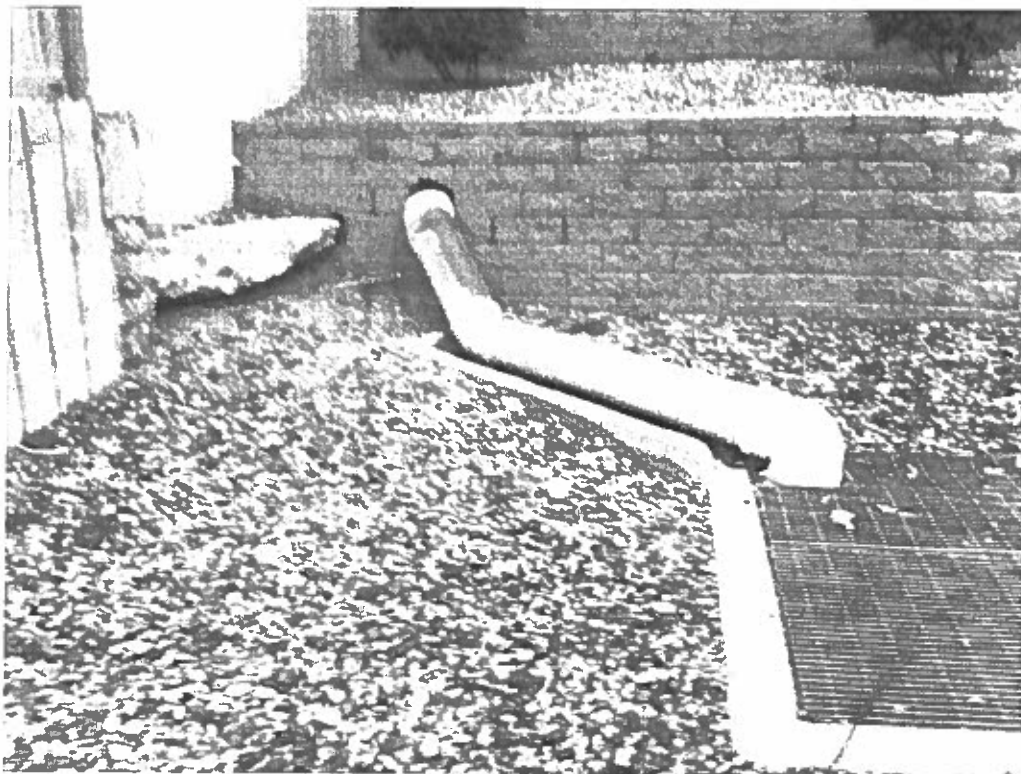
View of drainage from Lovelace Medical Center valet parking area from corner of Roma Ave and High St.



Valet parking area in background. Note lack of landscaping and rather bleak view of hospital physical plant and emergency room entrance in background.



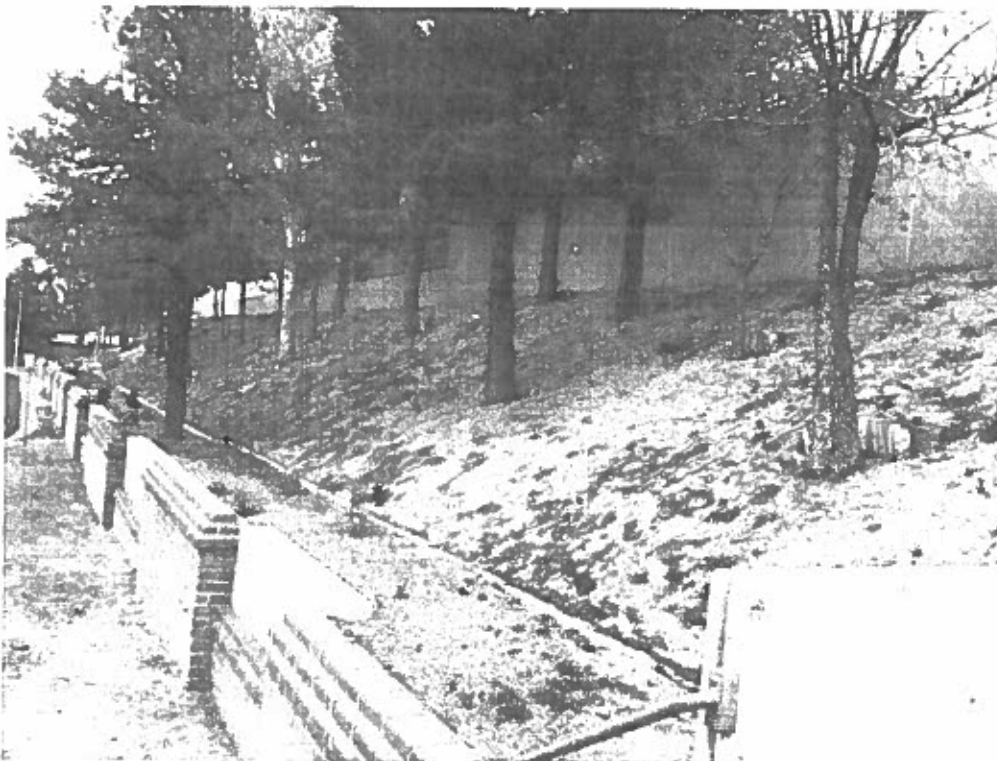
Lovelace Medical Center valet parking area and physical plant.



Drainage inlet at SE corner of Martineztown Park. Grated area has continuous standing water – a mosquito breeding area.



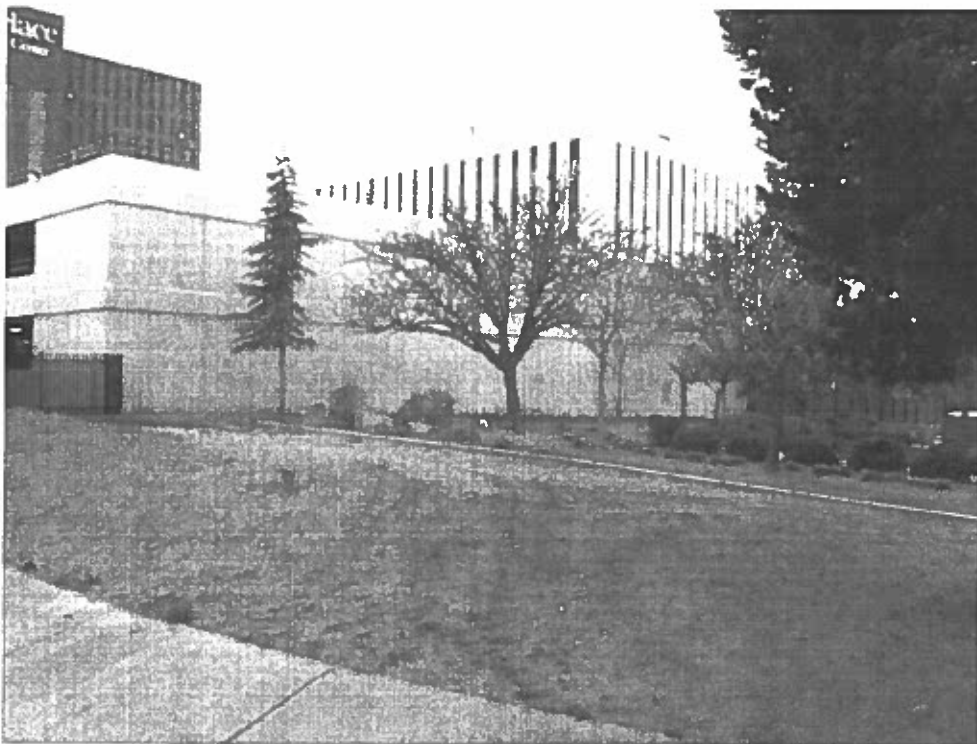
Exposed hospital generator above southeast corner of Martineztown Park. Generator should be hidden by a wall to block noise and visual impairment.



High St slope area. Landscaping of the southeast corner of Martineztown Park would include measures to control erosion.



High St and High St slope from bottom of stairway.



Incomplete landscaping. SE corner Martineztown Park with north wall of parking structure for proposed demolition.



Light cast into neighborhood from Lovelace Medical Center sign and room illumination is excessive.

Christopher Nater
601 High Street NE
Albuquerque, NM 87102

March 30, 2015

To The City of Albuquerque,

For the past 9 years I have lived here in the Villa de San Martin subdivision on High Street at the corner of Roma exactly opposite the parking structure which Lovelace Hospital proposes to reduce substantially in height.

I strongly object to their request.

If the parking structure is reduced in height to just "10 to 12 feet" it will harm me and lower my property values in at least 4 ways:

1. **VISUALLY** – the lower height will mean my home windows – ground floor and especially second floor -- will then look across the parking lot directly into the main ER entrance to the hospital. Also I don't see in Lovelace's proposal that they will extend the "look" of the slump-block or adobe-like wall to the west of the parking lot wall which faces my home. If you allow them to lower the height, at least make sure they make it look like an extension of the wall to the west.
2. **NOISE** – the current parking structure screens from my home much of the noise of ambulances accessing the hospital entrance. With the existing structure reduced dramatically in height, that noise barrier will be essentially gone while at the same time much more vehicular parking traffic will begin to use the ground-level parking lot. That means more noxious noise and fumes just across the street from my home. As High Street and Roma Street homeowners, we already are treated to the loud banging noise of the hospital's commercial Dumpster being emptied every morning; with the structure lowered in height that will get even worse.
3. **FUMES** – we already put up with a large diameter plastic drain pipe that Lovelace uses to drain rainwater from an upper parking lot into some kind of storm sewer almost exactly across the street from my front door. A few times each year this storm drains somehow fails to do its job and the result is a stinking sewer smell just a few feet from my front door. I've reported this to 311 more than a couple of times. If the parking structure is lowered and a number of cars will be using the new street-level lot, now we'll also get subjected to more vehicle exhaust fumes. If you let Lovelace make changes in the parking structure, you should also require them to figure out how to fix the recurring noxious smells in the existing big-drain-to-sewer system.
4. **DRAINAGE** – currently there is a concrete-lined ditch that channels excess rainwater runoff from the existing parking area simply out onto High Street at the corner of Roma. That ditch is aimed almost exactly at my front door. Any permission you give to Lovelace should require them to fix this drainage issue at the same time. And I thought the original plans years ago called for the

Hospital to take out the unsightly concrete drainage ditch, properly handle rainwater runoff another way, and pay to add attractive landscaping to the area of the current ditch.

What I'd prefer instead of what Lovelace proposes:

Keep the current height of the structure, make it prettier by facing it with slump-block or adobe-like wall treatment to match the wall to the west, and – importantly—extend a high wall or parking structure to the east to close off the open area between the condemned parking structure and the currently in-use parking structure. And I'd ask that you require Lovelace to plant a row of trees along the wall facing the park (and my home) to help block sights and sounds.

Thank you for your consideration.

A handwritten signature in cursive script, appearing to read "Gary M. Davis". The signature is written in dark ink and is positioned to the right of the "Thank you" text.

3/30/15


DEAR E.P.C.,

I'VE LIVED IN THE VILLAGE SAN MARTIN COMPLEX FOR 31 YEARS - MY CURRENT RESIDENCE IS AT 529 ROMA, RIGHT ACROSS THE PARK FROM LOVELACE HOSPITAL.

OVER THOSE 3 DECADES, I'VE SEEN THE HOSPITAL (EITHER CURRENT OWNERS OR PREVIOUS) AGREE TO KEEP THE RESIDENTIAL NATURE OF THE COMPLEX AS INTACT AS POSSIBLE. AND I'VE SEEN THE HOSPITAL FAIL TO LIVE UP TO THEIR AGREEMENTS OVER AND OVER. IT SEEMS TO ME THAT THEY DON'T DO MUCH OF ANYTHING TO BE GOOD NEIGHBORS UNLESS THEY ARE REQUIRED BY LAW TO DO IT. AND THEN ONLY IF SOME AUTHORITY FORCES THEIR COMPLIANCE.

THE HOSPITAL'S NEW IDEA TO LOWER THE HEIGHT OF THE PARKING GARAGE WILL BE BAD FOR ME AND MY PROPERTY VALUES. WITH THAT PARKING STRUCTURE PRETTY MUCH GONE, THERE WILL BE NO VISUAL BARRIER BETWEEN ME AND THE FRONT ENTRANCE OF THE HOSPITAL. I'LL HAVE TO LIVE WITH A CLEAR AND UGLY VIEW OF THE FRONT ENTRANCE.

NO THANKS, LOVELACE. NOT AGAIN THIS TIME,


E. BARBARA PAINE
529 ROMA NE

3/29/15

TO THE ENVIRONMENTAL PLANNING COMMISSION:

The side windows of my home in the Villa de San Martin complex face the park and the parking structure Lovelace wants to tear down.

While the monolithic side of the existing parking structure is not very appealing to the eye, allowing it to be reduced in height to just ten or twelve feet will make things even worse: then I'll have only a low wall to visually shield all the comings and goings at the front entrance of the Hospital. And that won't work at all: the result is I'll look right into the front entrance of the Hospital. Yuk.

If that lowering of the wall is allowed to happen, it will seriously hurt my views and I'm going to bet increase noise from all the traffic.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line.

Kelli Prine, homeowner
601 High Street NE

Lehner, Catalina L.

From: Judy Lochrie <judylochrie@gmail.com>
Sent: Monday, March 30, 2015 4:12 PM
To: Lehner, Catalina L.
Cc: Stephen Maynard; jessmartinez@comcast.net
Subject: Objection to Lovelace's 2015 proposal

Sent to: Catalina Lehner, clehner@cabq.gov

Dear Environmental Planning Commission,

As a homeowner at Villa de San Martin and member of the South Martineztown neighborhood, I want to lodge my objection to Lovelace's 2015 proposal. It is not in keeping with the agreement detailed in the 1998 development plan and would degrade the quality of life in our neighborhood.

Lovelace should be required to live up to the agreement that was in place when they purchased St. Joseph's Hospital. Key points of the 1998 plan that need to be adhered to:

- √ New construction of a 4-story parking structure to the south of Martineztown Park
- √ North wall of the parking structure finished in keeping with the majestic marble wings public art – a much-loved and expensive acquisition.
- √ Reconfiguration of the storm-water drainage to correct the existing issues of flooding in our neighborhood
- √ Landscaping between the office tower & the west side of the planned parking garage
- √ Discontinued use of Walter Street as a main access to the hospital facilities

If the environmental planning commission allows Lovelace's 2015 proposal, the results would not be pretty. Instead of a pleasant, quiet, beautiful neighborhood, there would be:

- ↓ Degradation of the residential quality of the neighborhood
- ↓ Ugly views of the Lovelace physical plant contrasting horribly with the serene beauty of the marble winged statue. Our experience with this beautiful statue would be greatly diminished, a disservice to the community and its many visitors from around the country
- ↓ Glaring lights at night
- ↓ Standing water due to improper drainage – a haven for mosquito breeding

The South Martineztown neighborhood has a rich heritage, not just locally, but a rich contribution to the history of the entire United States. Funding has been allocated to enhance and honor this unique treasure. Nothing should be done to diminish the work that has already been completed. Indeed, this community should be supported by its business neighbors to retain – and even enhance - its cultural heritage. Lovelace needs to take action to start demonstrating that they are a good neighbor.

Please decline the Lovelace 2015 proposal and enforce the 1998 agreement!

Respectfully yours,

Judy Lochrie
Past President – Villa de San Martin Homeowners Association